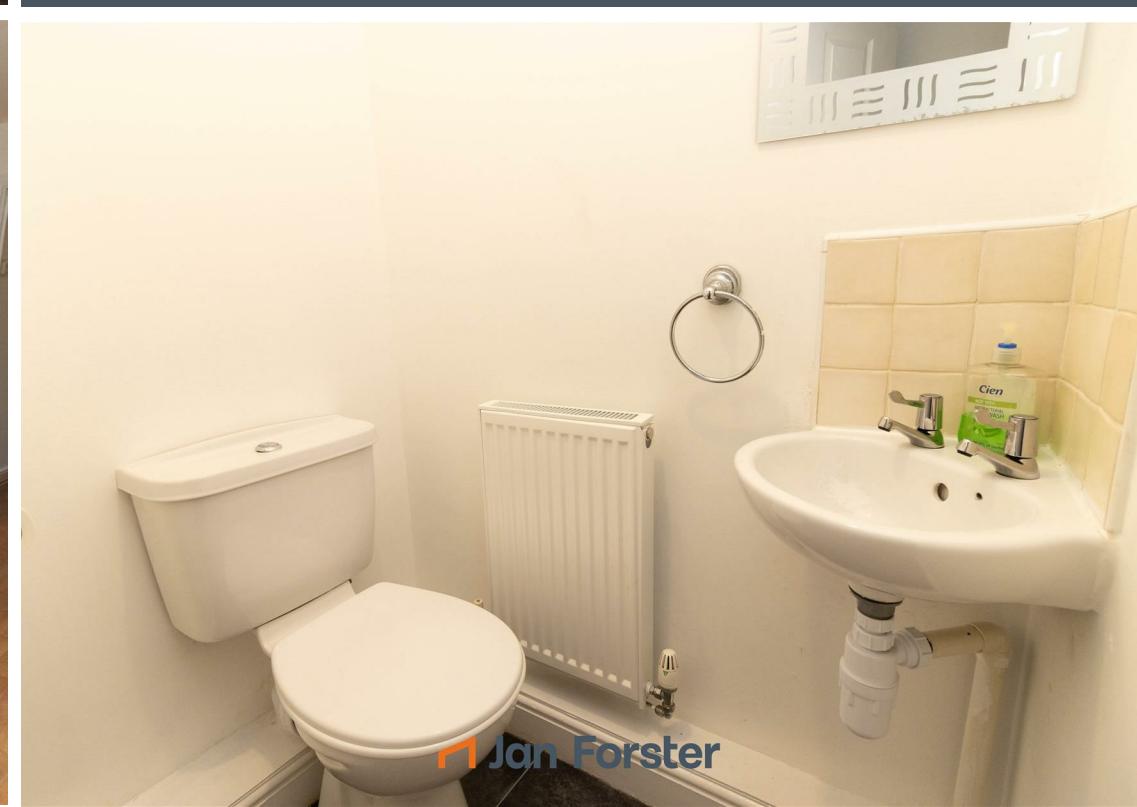
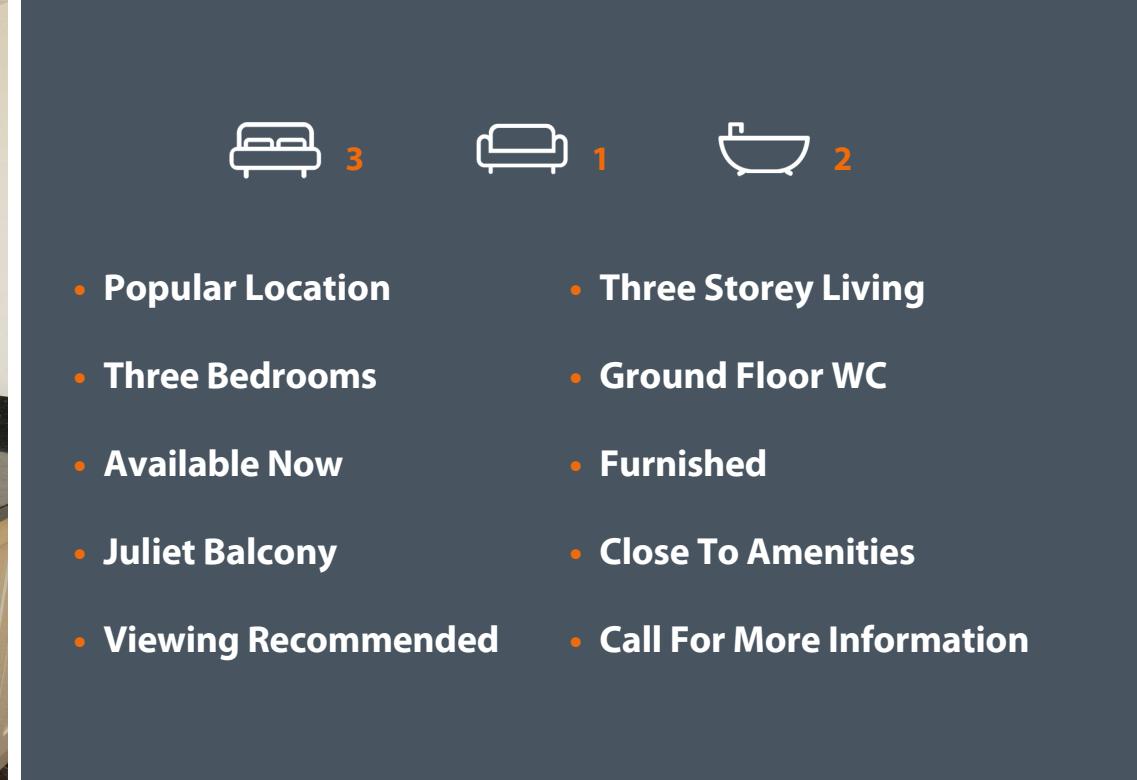




 **Jan Forster**

Rosebury Drive | Longbenton | Newcastle Upon Tyne | NE12 8RG
£1,100 Per Calendar Month

 **Jan Forster**





Nestled in the charming area of Longbenton, Newcastle Upon Tyne, this delightful three-floor townhouse on Rosebury Drive offers a perfect blend of modern living and convenience. The property is available now on a furnished basis.

The location is close to a mix of shops, food vendors, and some green spaces, ideal for outdoor activities or just relaxing. There are excellent transport links nearby, including a metro station, which connects the area to the heart of Newcastle and beyond. Four Lane Ends is also within easy reach, providing further transport links and local amenities.

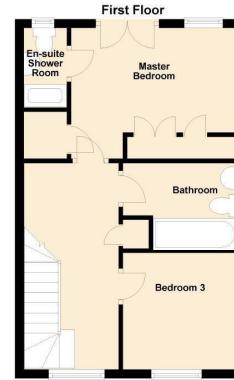
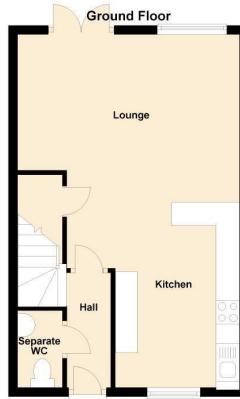
The ground floor comprises an inviting entrance hallway, a convenient WC, a modern fitted kitchen and a spacious lounge with French doors opening onto the rear garden, creating a light and airy living space. The first floor features two well-proportioned bedrooms, including a generous main bedroom with en-suite shower room and a Juliet balcony. The second floor offers a further double bedroom along with ample storage space, ideal for family living or home working. Additional benefits include gas central heating and double glazing throughout.

Externally, the property benefits from a garden to the front, while to the rear there is an enclosed, lawned garden with gated access

With its spacious layout, this property is ideal for families or professionals seeking a comfortable home in a vibrant community. To book a viewing or for more information, please call our sales team on 0191 236 2070.

Council Tax Band: C



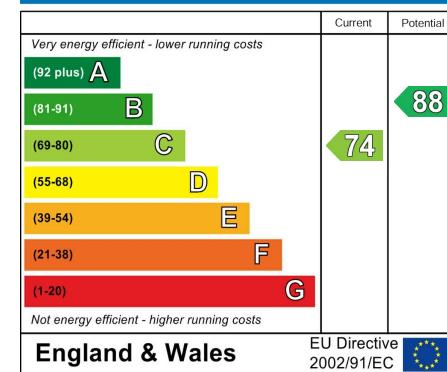


Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded down to the nearest £5.00**. This Holding Deposit will be off-set against the first month's rental payment received.

The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance of a tenancy until such time as successful referencing is completed and the Tenancy Agreement is signed and executed by both parties. We will liaise with you to agree on a start date for the tenancy.

Schedule 2 of the Tenant Fees Act 2019 – Treatment of the Holding Deposit – governs how we deal with the Holding Deposit. This Schedule applies where a Holding Deposit is paid to either a Landlord or Letting Agent in respect of a proposed tenancy of housing in England. In this Schedule, 'the deadline for agreement' means the fifteenth day of the period beginning with the day on which the Landlord or Letting Agent receives the Holding Deposit. Unless both parties agree otherwise, this Holding Deposit must be returned to you if it is decided by the Landlord or Letting Agent not to proceed with the tenancy after a Holding Deposit has been paid. The deposit must be returned to you no later than 7 days after a decision is made not to

Energy Efficiency Rating



The difference between house and home

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